



## STELLAR MANAGEMENT

December 10, 2009

Sustainable Communities Planning Grant and Incentives Program  
c/o The Department of Conservation  
Office of Sustainability  
801 K Street, MS 24 -01  
Sacramento, Ca 95814

RECEIVED  
DEC 15 2009  
Director's Office  
Department of Conservation

**Re: Planning Grants under Proposition 84**

Dear Grant Staff and the Strategic Growth Council,

Thank you for the opportunity to provide input on the Sustainable Communities Planning Grant and Incentive Program. Parkmerced strongly supports grants and incentives for planning and development of sustainable communities. The Parkmerced planning process is a once-in-a lifetime opportunity to realize a lasting vision to transform a large, aging housing complex and the surrounding area into a vibrant, walkable, model sustainable community.

The result of the planning process will achieve a range of transportation options, traffic improvements, state-of-the-art housing, a variety of neighborhood serving amenities, retail, office, or other job centers, and usable green space.

Parkmerced will set the bar for sustainable communities with:

- mixed uses,
- job-housing balance,
- affordable housing,
- truly integrated transit,
- connected pedestrian and non-motorized paths, and
- a scale that can make a real and lasting difference.

The design and scale, which at full build out will entail a 8,900-unit true transit-oriented (TOD) redevelopment, is big enough to substantially reduce vehicle miles traveled (VMT) and help achieve California's environmental and economic goals, including 7,500 new jobs per year.

Parkmerced is large enough to make an appreciable difference. The project can help the Bay Area achieve the goals of SB 375, which can lead the state and show the nation a new urban form that consumes less energy, water, materials, and generates substantially less local and regional greenhouse gas (GHG) and other emissions. This large scale sustainable community moves well beyond the typical pocket projects and offers a viable housing alternative to large-scale suburban sprawl.

The planning process and phased implementation of the Parkmerced vision will:

- o Reduce per capita VMT and associated reductions in green house gas emissions,
- o Promote large-scale infill development and investment in an important existing community,
- o Protect, preserve and provide environmental, agricultural and recreation resources, and
- o Achieve resource efficient development in an optimal location and ideal scale.

Parkmerced recommends the Strategic Growth Council and Staff increase or eliminate the cap of \$1,000,000 to allow the flexibility to recognize planning processes with the exceptional potential to leverage state investments to achieve large-scale, ongoing sustainability benefits.

We look forward to working with the Strategic Growth Council and Staff as we move forward together to plan and implement one of the most important long-range redevelopment processes in the nation. Proposition 84 Sustainable Communities Planning Grant and Incentive Program can help California transform a large-scale redevelopment into a model of sustainability.

Sincerely,



Seth Mallen

Executive Vice President, Construction & Sustainability  
Stellar Management